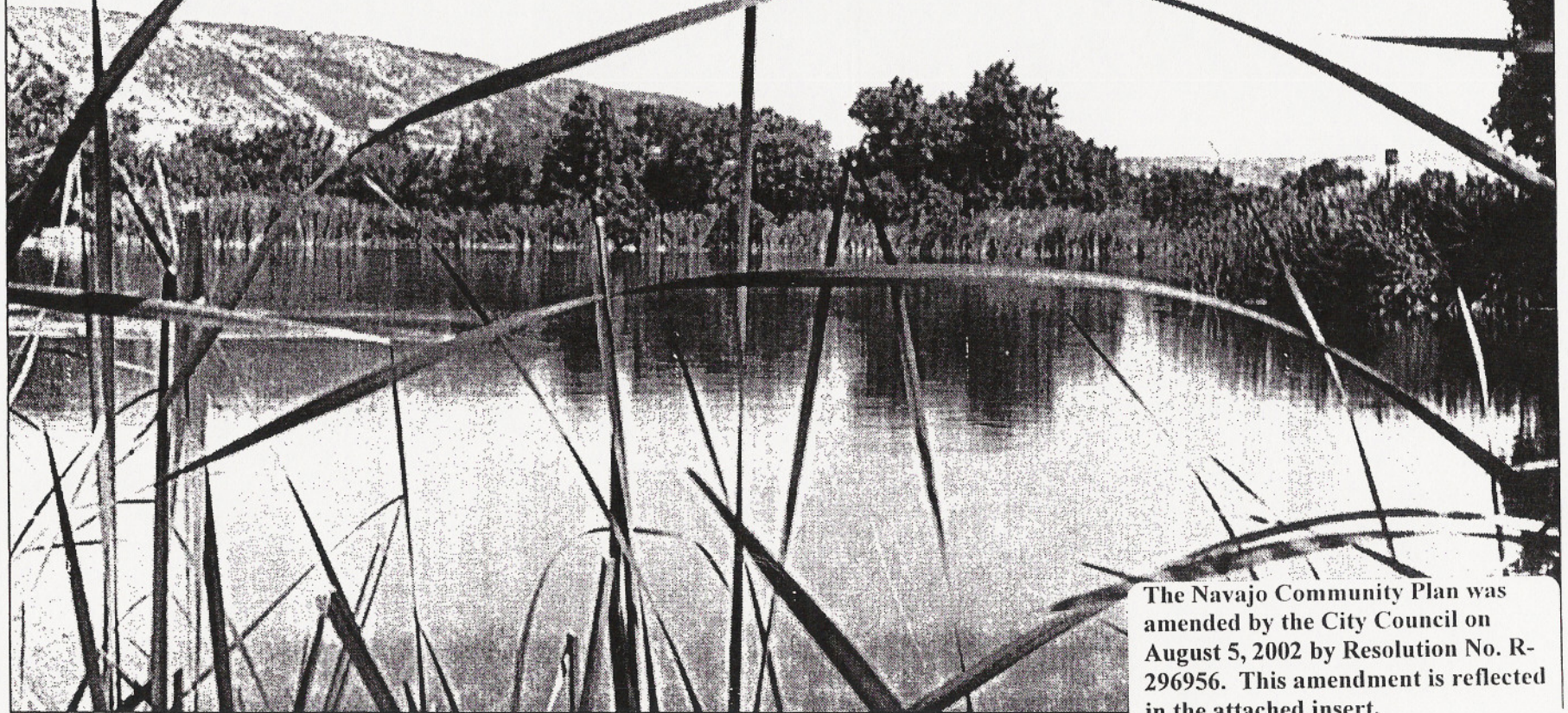


NAVAJO

COMMUNITY PLAN



The Navajo Community Plan was amended by the City Council on August 5, 2002 by Resolution No. R-296956. This amendment is reflected in the attached insert.

NAVAJO COMMUNITY PLAN

Prepared by the
NAVAJO COMMUNITY PLANNERS
and
THE CITY OF SAN DIEGO

The Navajo Community Plan was approved by the Planning Commission on July 29, 1982 by Resolution Number 3946 and adopted by the City Council on December 7, 1982 by Resolution Number 257606.

The Grantville Amendment to the Navajo Community Plan was approved by the Planning Commission on January 5, 1989 by Resolution Number 0333-PC and adopted by the City Council on April 4, 1989 by Resolution Number R-273164.

The Grantville Amendment updates existing conditions, provides design guidelines, and establishes supplemental development regulations for Grantville. The amendment has been incorporated into this printing of the Navajo Community Plan.

THE CITY OF
SAN DIEGO

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THE CITY OF

SAN DIEGO

CITY ADMINISTRATION BUILDING • 202 C STREET • SAN DIEGO, CALIF. 92101

OFFICE OF
PLANNING
DEPARTMENT
236 6450

July 29, 1982

The Honorable Mayor and City Council
The City Planning Commission
City of San Diego, California

Herein transmitted is the revision to the Navajo Community Plan. This revision represents a comprehensive, long-range policy guide for the physical development of this community and is intended to replace the community plan adopted by the City Council on November 7, 1973.

In June of 1971, the Navajo Community Planners came into existence with the endorsement of the City Council and City Planning Commission. The Committee's purpose is to represent the Navajo area, composed of the communities of Allied Gardens, Grantville, Del Cerro and San Carlos, and to work with the City Manager's office and City Planning Department in a cooperative effort to develop and maintain a plan reflecting the goals and the aspirations of the citizens of the community.

The Committee has met regularly with City staff, numerous agencies and individuals directly concerned with the future of the area, and with the citizens at large in well attended public meetings, the result of which is a revised document expressing a cross-section of community and City opinions. Involvement and expertise have been combined to produce a series of working solutions, all based on the assumption that Navajo will continue to grow as a healthy, predominantly single-family, yet varied area in which to live and to work.

The Plan is a vitally needed step in realizing the development potential of Navajo for present and future residents of the community, as well as for the people of the City at large. It is recommended that the Planning Commission and the City Council adopt the Plan as revised to serve as a comprehensive policy framework for the long-range development of the Navajo community area.

Respectfully submitted,

Jack Van Cleave
Planning Director

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Navajo Community Planners, Inc.

P O BOX 20304, SAN DIEGO, CALIFORNIA 92120

Dear Community Resident:

The goal of the Navajo Community Planners is a Plan which provides for the health, safety and welfare of the existing and future residents and maintain the area as a desirable neighborhood in which to live.

The Plan is a cross section of community opinion and desires blended with professional knowledge and sound planning policy. Throughout many months the volunteer members of the Community Planning Board met with the City Planning Department Staff in workshops with representatives of various City, School and State Departments. Many ideas and concepts were considered and refined to meet the needs of the community, some were rejected. The Plan presented is a comprehensive, long range policy guide for the Navajo Community. It discusses residential, commercial, industrial, open space, circulation, environmental and community facilities in terms of existing conditions, states projected needs, objectives and proposals for each.

We hope you will take advantage of the detailed information to better understand the suggestions for the future of the community. For the Plan to serve as a useful document statements were made as precise as possible. Often it became necessary to use special phrasing and planning vocabulary. A section of definitions and standards has been included to more clearly establish the concepts as worded in the text. Tables, charts, etc. were included where necessary for explanation and reference. The end result does give the plan a technical textbook appearance, but it makes material available where and when it is needed.

The Navajo Community Plan is simply a first step in the never ending desire of the citizens to participate in the destiny of their community. We are grateful for your interest in the community and hope you will continue to actively support and participate in the community planning process.

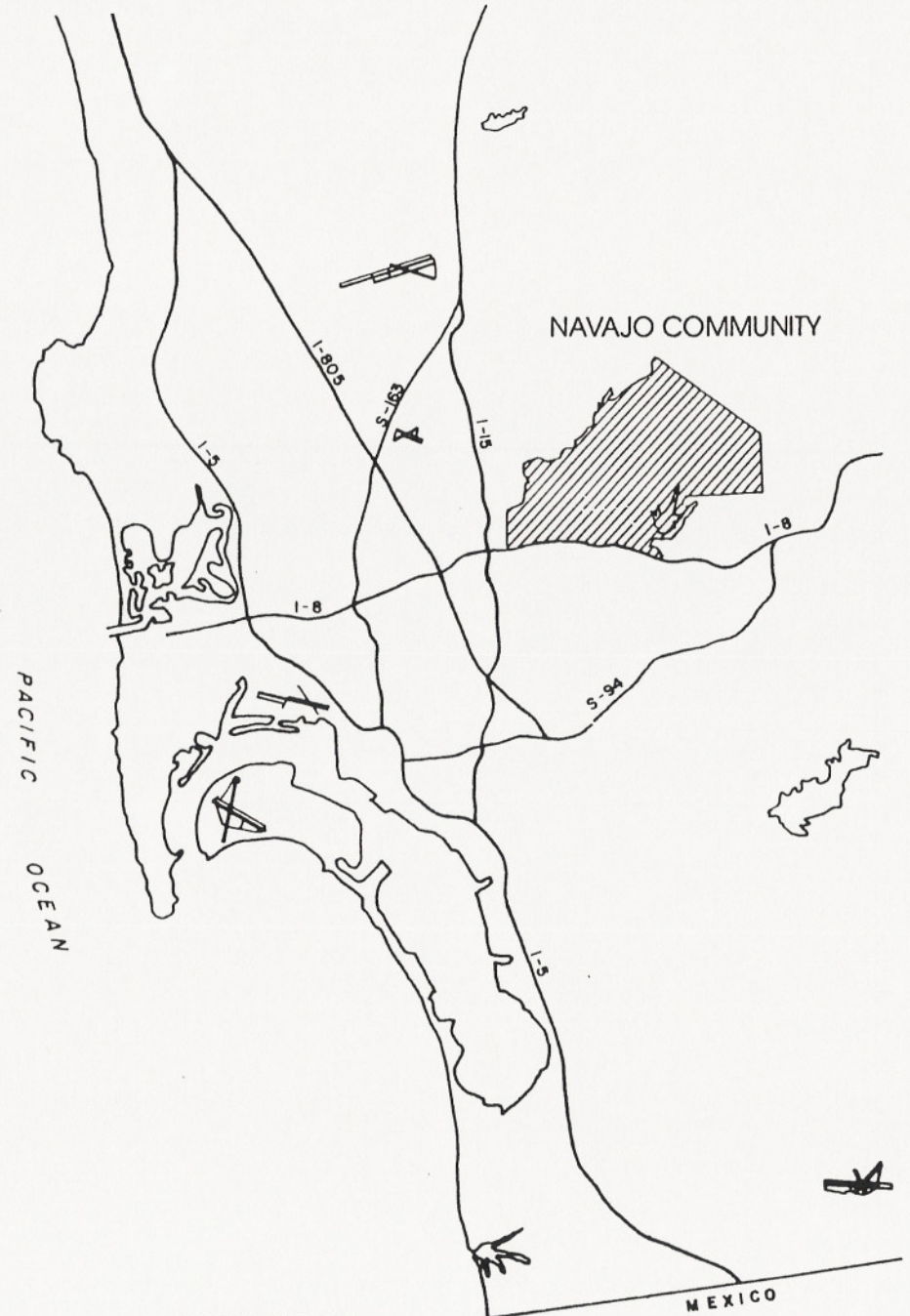
Respectfully,

NAVAJO COMMUNITY PLANNERS

PREFACE

The Navajo area of San Diego is approximately 8,000 acres in size and is located in the easterly portion of the City of San Diego. It includes the community areas of Allied Gardens, Del Cerro, Grantville and San Carlos. It is bounded on the north by Mission Gorge, on the east by the cities of El Cajon and La Mesa, on the south by Highway 8 and on the west by the San Diego River channel.

Navajo is conveniently located within the metropolitan area. Employment and shopping facilities are readily accessible within the community and in nearby areas. Grantville, a major employment center, is located within the westerly portion of the community. The Kearny Mesa industrial area, another major employment center, is somewhat farther away, but still convenient to the residents of Navajo. These areas, plus downtown employment centers, are quite accessible by major streets and freeways. In addition to the many industrial facilities within and close to the study area, regional and community shopping centers are located within Navajo and in nearby Kearny Mesa, Mission Valley, La Mesa, El Cajon and downtown San Diego.



The overriding objectives for the long-range development of Navajo are to retain the residential character of the area, provide adequate community services, such as police and fire protection, rubbish collection, etc., establish guidelines for the utilization of canyons and hillsides and enhance the environment of the area as a pleasant community in which to live. To assist in accomplishing these objectives, this community plan provides guidelines for public and private development to the year 2000. The plan represents a policy framework that will enable the community and the City to work jointly on more specific studies and action programs. The plan is only an initial step.

While this plan sets forth many proposals for implementation, it does not establish new regulations or legislation nor does it rezone property. However, under the provisions of Section 65860 of the Government Code which requires that the City Zoning Ordinance be consistent with the General Plan, the plan does establish the guidelines for the future preparation or amendment of City ordinances. Zoning, subdivision, housing, building or other development controls must be enacted separately through the legislative process in order to implement the intent of this plan. The implementation section of this plan identifies those steps to be taken.

The need for a flexible document is acknowledged. Nothing can be rigid in view of changing life styles, needs, and technology. However, the recommendations as expressed in this plan, together with the planning principles, should not be allowed to be eroded by individual interpretations but should be kept intact and followed unless amended by due process.

The plan discusses the community environment and major land uses: residential, commercial, open space, industrial, community facilities, and circulation. Elements are presented in terms of existing conditions, development potential or projected needs, objectives and proposals. A plan map presents a composite of all major land use proposals. Finally, the plan concludes with an implementation section which sets forth major projects, public and private, needed to carry out the plan.

Periodic updating of the plan will be necessary as conditions in the community change. Once adopted by Council, any amendments, additions or deletions from the document will require that the Planning Commission and the City Council follow the same procedure of holding public hearings as was followed in adopting the plan originally.

Future decisions affecting the environment of the area will be based on the general objectives above as well as the specific recommendations which follow.

PHYSIOGRAPHY

The community is characterized by a wide variety of natural features typical of many other San Diego areas, including flat mesas, steep canyons, and rolling hills. The most prominent feature in the area is Cowles Mountain. Elevations within the community range from a low of around 100 feet above sea level at the westerly edge of Mission Gorge to 1,591 feet at the peak of Cowles Mountain, the highest point in the City.

Within the slopes of Cowles Mountain, there are approximately 4,250 acres of undeveloped land. Approximately 2,230 acres of this land are in steep slopes of 35 percent or greater; 1,070 acres have slopes of 15-35 percent; and the remaining 950 acres are relatively level with slopes of less than 15 percent. Natural vegetation in the community consists mostly of chaparral, sage, and other cover typical of semiarid regions, with some oak and sycamore trees in the canyons. The soil composition is basically alluvium, slope wash and sedimentary rocks. The high quality hard blue rock located in Mission Gorge is processed into sand and gravel by commercial enterprises.

Three sedimentary formations exist in areas of the community that, when combined, form an unstable soil condition. This unstable condition can be responsible for groundwater seepage and landslides. Measures should be taken when development is proposed in these areas that would reduce the geological hazard impacts to a level of insignificance. One such measure is the application of the Geologic Hazard Overlay category. The overlay identifies areas that, where such soil conditions exist, the developer is to provide an as-built geologic report prior to issuance of building permits by the City, and is required to provide homeowner warranties against landslides for a period of ten years following the first sale of any developed property (Council Resolution No. R-254954 adopted August 31, 1981).

There are several unique features in the area. Mission Gorge on the north is the site of the early Mission Dam and is a State Historical Landmark. Centered in the southeastern part of the community is Lake Murray, a City-owned reservoir which also serves as a recreation facility. The lake, proposed for continued aquatic recreational use, contains 140 surface acres of water surrounded by approximately 416 acres of City-owned land. A public golf course is located within this area.

Natural runoff from the community drains into the San Diego River to the north and west and Alvarado Canyon to the south. The natural ground water of the San Diego River is being used by the sand and gravel processors. The river is subject to flooding which, of course, should be considered when allocating land use for the floodplain. Rainfall in the area is slightly less than 10 inches a year, which is consistent with the overall San Diego average.



TOPOGRAPHIC RELIEF MAP

